



## MEETING NOTICE

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**TIME:** 9:30 A.M.

**DATE:** January 16, 2013

**PLACE:** County Board Room, 2nd Floor - County Building

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## A G E N D A

1. CALL TO ORDER.
2. ROLL CALL.
3. APPROVAL OF MINUTES OF PREVIOUS MEETING.
4. MINUTES OF THE EXECUTIVE POLICY BOARD.
5. REPORT OF OFFICERS.
6. REPORT OF THE EXECUTIVE DIRECTOR.
7. CORRESPONDENCE.
8. PUBLIC HEARINGS.
9. COMMITTEE REPORTS.  
(A) Report of the Land Subdivision Committee and  
Action on Recommendations
10. UNFINISHED BUSINESS.
11. NEW BUSINESS.
12. SPECIAL ANNOUNCEMENTS.
13. ADJOURNMENT.

**MINUTES OF MEETING**  
**Springfield-Sangamon County Regional Planning Commission**  
**December 19, 2012**

**1. CALL TO ORDER.**

Chairman Eric Hansen called the meeting to order at 9:31 AM.

**2. ROLL CALL.**

Mary Jane Niemann called the roll.

JULY 2011	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2012	FEBRUARY	MARCH	APRIL	MAY	JUNE
X	X	X	X	X	X						
X	X	X	X	X	X						
	X			X	X						
	X	X		X	X						
			X	X	X						
X	X	X	X	X							
X	X	X	X	X							
			X	X							
X		X	X	X	X						
X				X	X						
	X	X	X	X	X						
		X			X						
X		X	X	X							

**COMMISSION MEMBERS**

Eric Hansen, Chairman  
 Bill Moss, Vice-Chairman  
 Kenneth Springs, Secretary  
 Mayor Mike Houston – M. Farmer  
 Andy Van Meter – B. McFadden  
 Alderman Sam Cahnman  
 Alderman Cory Jobe (Nov – June)  
 (Vacant – Sept-Oct)  
 (Alderman Doris Turner – July-Aug)  
 Vacant (Dec)  
 Tim Moore (July-Nov)  
 Andy Goleman – C. Stratton  
 Leslie Sgro – M. Stratton  
 Frank Vala – R. Blickensderfer  
 Brian Brewer – F. Squires  
 Dick Ciotti – G. Humphrey  
 Susan White – D. Smith  
 Larry Hamlin  
 Brad Mills  
 Vacancy (city representative)

**Others**

Dan Mlacnik  
 Steve Walker

**Staff**

Steve Keenan  
 Mary Jane Niemann  
 Dale Schultz  
 Norm Sims  
 Linda Wheeland  
 Joe Zeibert

3. **MINUTES OF MEETING.**

Chairman Eric Hansen asked if there were any additions or corrections to the minutes of the November 21, 2012 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

A. **SSCRPC Bylaws** – Norm Sims noted that the SSCRPC's Bylaws have been amended to reflect the amendments approved last month.

B. **SSCRPC Information Packets** – Sims stated that information packets will be assembled soon for distribution to new and existing Planning Commission members. The packets will include Commission core documents and other information related to the Regional Planning Commission.

C. **Happy Holidays** – Sims then wished everyone Happy Holidays and looked forward to seeing everyone in the New Year.

7. **CORRESPONDENCE.**

There was no correspondence.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Joe Zeibert presented the following projects to be reviewed by the Planning Commission this month via a power point presentation.

**Salem Estates**

**Location & Sketch Map**

**Variance of Sec. 153.158(C) – Size of Blocks**

Description: Pt. NW ¼, Section 35, T16N, R6W (Northwest corner of Old Salem Lane and Bradfordton Road)

**LSC Action:** Recommend approval of a Variance of Sec. 153.158(C) – Size of Blocks – to allow a block in excess of the required standard and recommend approval of the Location & Sketch Map.

Zeibert noted this development is located on the northwest corner of Bradfordton Road and Old Salem Lane. It consists of 47 lots on 15 acres. Half of the lots will be duplexes located along Old Salem Lane.

Kenneth Springs asked if it was shown as half duplex when the development was originally submitted. Zeibert said it was originally single-family.

Sam Cahnman asked if more zoning relief was needed to go to duplex. Zeibert said zoning doesn't need to be in place until the preliminary plan. Lots currently meet single-family. Sims reiterated that no preliminary plan can be submitted until zoning is in place.

**Centennial Pointe**

**Location & Sketch Map**

**Variance of Sec. 153.157(J) – Stub Streets**

**Variance of Sec. 153.157(L) – Restriction of Access**

**Variance of Sec. 153.158(C) – Size of Blocks**

Description: N  $\frac{1}{2}$ , NW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , Section 10, T15N, R6W (East side of Lenhart Road, north of Bunker Hill Road)

**LSC Action:** Recommend approval of a Variance of Section 153.157(J) – Stub Streets – to allow a subdivision to be built without a stub street to adjoining property to the south; recommend approval of a Variance of Section 153.158(C) – Size of Blocks – to allow the block length requirement to be exceeded since a stub street will not be required to the south; recommend approval of a Variance of Section 153.157(L) – Restriction of Access – to allow one access point to Lenhart Road for the purpose of maintenance of a detention basin in the proposed subdivision; and recommend approval of the Location & Sketch Map.

Zeibert said this development is located north of Bunker Hill Road, east of Lenhart Road. Hope Church is located to the south, Centennial Park to the northeast, and Centennial Park Place to the northwest. The development consists of 53 lots which will be all duplex on 19.85 acres. Zeibert noted that the front portion of the property is in the city and the back portion is in the county. Annexation will be needed and the proper zoning in place before a preliminary plan can be submitted.

**Redivision of Lot 701 of Happy Landing Farm, Plat 7, Second Plat**

**Final Plat**

Description: Pt. SW  $\frac{1}{4}$ , Section 12, T15N, R6W (Northeast corner of Wabash Avenue and Mercantile Drive)

**LSC Action:** Recommend approval of the final plat.

Zeibert said this development consists of 4 lots on 6 acres located on the northeast corner of Mercantile Drive and Wabash Avenue directly east of the Green Dodge Dealership. It will be served by an access easement and is currently zoned S-2.

**Mississippi Valley Regional Blood Center**

**Large Scale Development Plan**

Description: Pt. W  $\frac{1}{2}$ , Section 10, T15N, R5W (Northwest corner of Linton Avenue and 10<sup>th</sup> Street)

**LSC Action:** Recommend approval of the Large Scale Development Plan.

Zeibert said this development is located on 5 acres in Park South, south of Stanford Avenue and north of the FBI Building. There will be two access points onto 10<sup>th</sup> Street.

**Legacy Sports Complex  
Large Scale Development Plan  
Variance of Sec. 153.145.1 – Adjacent Substandard Roadway Improvement  
Agreement and Security  
Variance of Sec. 153.157(L) – Restriction of Access**

Description: Pt. SW ¼ and SE ¼, Section 16, T15N, R5W (North side of Hazel Dell Road, west of 2<sup>nd</sup> Street)

**LSC Action:** Recommend approval of a Variance of Section 153.157(L) – Restriction of Access – to allow four access points on Hazel Dell as shown on the proposed large scale development plan, and one access point on Second Street for a temporary access easement; recommend approval of a Variance of Section 153.145.1 – Adjacent Substandard Roadway Improvement Agreement and Security – for the agreement not to apply to that portion of the development located along Hazel Dell Road as identified on the Arterial Roadway Network Plan; and recommend approval of the Large Scale Development Plan.

Zeibert noted this development consists of 85 acres to be done in three phases. Baseball fields are planned for the first phase, baseball fields/softball diamonds for the second phase and soccer fields/concession stand/additional parking for the third phase. The development will have 1000 parking spaces and five access points (4 – Hazel Dell, 1 – 2<sup>nd</sup> Street).

Brian McFadden asked if Lincolnshire was the northern boundary. Zeibert said no, a little farther north.

*Kenneth Springs moved to concur with the action of the Land Subdivision Committee on the above mentioned projects. Mike Farmer seconded the motion and the roll call vote was unanimous.*

**10. UNFINISHED BUSINESS.**

There was no unfinished business.

**11. NEW BUSINESS.**

There was no new business.

**12. SPECIAL ANNOUNCEMENTS.**

There were no special announcements.

**13. ADJOURNMENT.**

There being no further business, the meeting was adjourned at 9:41AM.

Respectfully Submitted,



Mary Jane Niemann  
Recording Secretary